

8 Myrtle Terrace Edinburgh EH11 1PF

Offers Over £420,000

- Hallway with W.C
- Lounge featuring ornate cornice, centre rose and working fireplace
- New fitted kitchen/diner with a range of floor and wall mounted units, induction hob and electric double oven and integrated appliances
- Two double bedrooms and single bedroom with master featuring fitted wardrobes
- Stylish bathroom with three-piece suite and mains walk in shower with rainwater shower head
- Gas central heating and double glazing throughout
- Private front garden
- Free on-street parking



2



3



1



EPC C



Double Upper Flat

Blair Cadell are delighted to bring to market this stunning double upper colony flat that is in move in condition throughout. With a newly fitted kitchen and fully renovated throughout the property will appeal to many and must be viewed.

The accomodation comprises of an entrance hallway with a useful W.C. A stunning lounge featuring ornate cornicing, centre rose, working fireplace and sash and case windows with working shutters that make it perfect for relaxing with family in the colder winter months. An immaculate newly fitted kitchen that is ideal for hosting that has a range of stylish wall and floor mounted units, induction hob and electric oven, American fridge/freezer and access to a utility area with additional storage units, integrated appliances and a wine fridge. There are two double bedrooms with the master featuring fitted wardrobes and a single bedroom/study. A beautiful bathroom with marble wall and slate flooring fitted with a three-piece suite with fantastic free standing bath and a mains walk in shower with a fantastic rainwater shower head. The property benefits from gas central heating and double glazing throughout as well as a recently replaced roof. A private front garden laid to lawn and free on-street parking.

Shandon is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by frequent bus services that run close by. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. The area is served by both public and private schools that include the popular Craiglockhart Primary and George Watsons College. Shopping can be found at the Edinburgh West Retail Park, a 24 Hr ASDA, Sainsbury's superstore plus Lidl and Aldi stores. The area boasts a wide variety of recreational facilities that include Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre and Fountain Park Leisure Complex which has a range of restaurants, cinema and a Nuffield health centre as well.

Viewing by appointment on 0131 337 1800

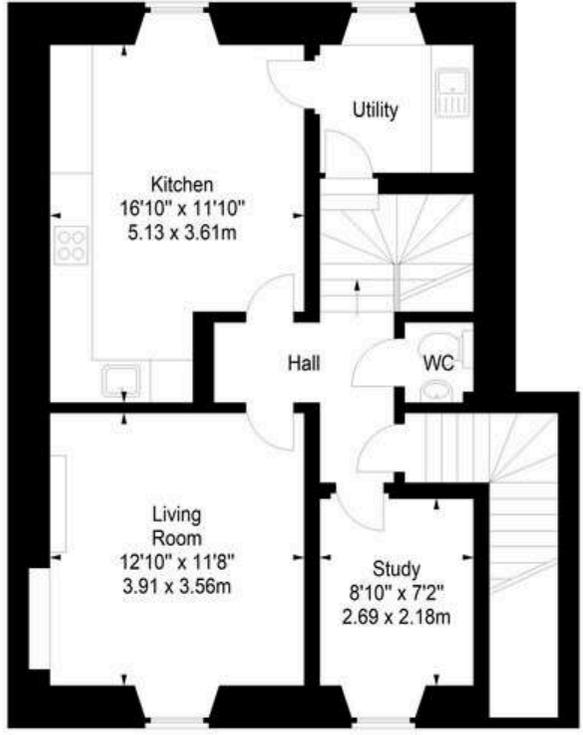
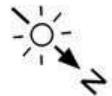




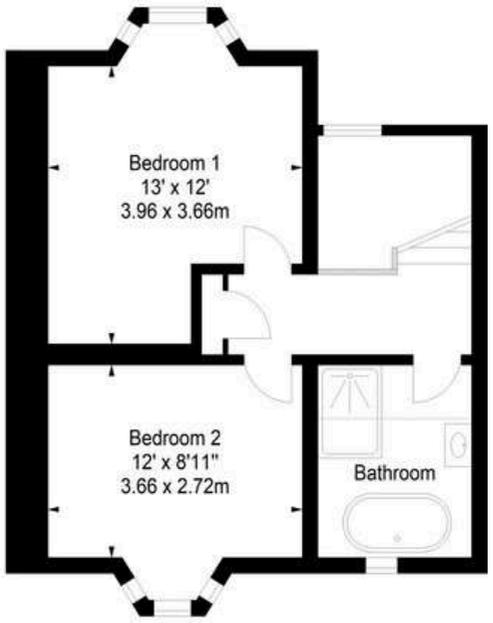
**Myrtle Terrace,
Edinburgh,
Midlothian, EH11 1PF**



Approx. Gross Internal Area
1124 Sq Ft - 104.42 Sq M
For identification only. Not to scale.
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First Floor



Second Floor



Ground Floor Entrance

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